

* Residential Building Energy Analysts

Board for Contractors

Virginia Housing Commission - August 22, 2019

*The Board for Contractors

- * Established in 1938
- * Autonomous regulatory body of 16 members, appointed by the Governor, who serve four year terms
- * Responsible for administering the statutes and regulations that govern the licensing and conduct of individuals and businesses that perform work within the construction industry, including the Contractor Transaction Recovery Fund
- * Includes contractor businesses, tradesmen, elevator mechanics, accessibility mechanics, water well system providers, backflow prevention device workers, drug lab remediation contractors and residential building energy analysts

* Residential Building Energy Analysts

- * Established in 2011 (HB 1803)
- * First licenses (business and individual) issued 7/1/13
- * As of 8/1/19 there are currently 71 firms and 53 individuals currently certified
- * Must be licensed to perform work as an RBEA



*Eligibility Criteria

Individual

- * Member in good standing of an approved national organization (BPI, RESNET)
- * Complete approved certification program
- * Minimum of five analyses conducted under supervision of certified RBEA
- * \$100,000 liability insurance policy if not employed by a firm

Firm

- * Requirements similar to contractors (responsible management and qualified individual)
- * Qualified Individual must be RBEA - individual
- * \$500,000 liability insurance policy

*What is an energy analysis?

- * Generally referred to as an energy audit, it is an inspection, investigation or survey of a dwelling or other structure to evaluate, measure, or quantify its energy consumption and efficiency, including lighting, HVAC, electronics, appliances, water heaters, insulation, and water conservation and makes recommendations to reduce energy consumption and improve efficiency of a dwelling or other structure, including lighting, HVAC, electronics, appliances, water heaters, insulation, and water conservation for compensation conducted or made by a licensed residential building energy analyst.

* In other words...

- * An inspection, resulting in suggestions to identify steps a homeowner could take to save energy, which usually results in a cost savings



*Energy Analysis Includes

- * Blower door testing of the home (to test the home's air tightness)
- * Ambient CO Testing (to test the air in the home for Carbon Monoxide levels)
- * Gas Leak Testing (to test natural and propane gas piping for leaks)
- * Worst Case Depressurization Testing (to test for proper chimney operation, how well it “drafts”)
- * Spillage Testing (to test for unwanted flow of combustion gases)
- * Heating Appliance CO Testing (to test appliances for normal operation)
- * Oven Testing (to test ovens and stovetops for normal operation)
- * Duct Blaster® Testing (to test ducts for air leaks)
- * Pressure Diagnostic Testing (testing for pressure variations in the home)
- * Inspection of windows, insulation, electric appliances, lighting, electronic equipment (energy vampires)
- * Measure and test A/C system

*see samples

* Can anyone else perform an energy analysis?

- * HVAC and electrical contractors may provide some of the services as an RBEA, but are limited only to their specific specialties
- * Home inspectors may inspect provide limited analyses, but they are not as complete and are generally limited to anticipated lifespan of appliances, roofing, siding, insulation, etc.
- * Home owners may perform their own analyses at anytime without having to hold a license
- * Generally, however, none of these individuals are certified by a nationally recognized organization

* Audits in other localities

- * Our research has found that several other states have explored the possibility of requiring energy audits as part of a real estate transaction
- * Federal Government requires audits be conducted every five years on certain Public Housing Agencies
- * California, Washington, Texas, Washington, D.C., and San Francisco enacted legislation to require audits on commercial buildings of 50,000 square feet or more
- * Massachusetts legislation introduced legislation (S.1839) that would require an audit of residential property and the assignment of a mandatory energy score. The bill was opposed by the Massachusetts Association of Realtors and is currently under study.

*Audits in other localities

(cont)

- * Austin, Texas requires that energy audits be done on homes, that are served by the Austin Energy Utility, before the sale of that home. It covers homes that are within the utility service area, within the city limits, and are ten years or older. It does not require improvements.
- * Berkeley, California requires all buildings, including residential property, comply with the Berkeley Energy Saving Ordinance (BESO). Currently, the requirement for residential audits is only at the time of sale.

*Summary

- * Licensing program is already in place in Virginia, but with a small number of licensees.
- * Other localities throughout the United States are exploring the requirement of energy audits or have legislated the requirement.
- * Many of those requirements are for commercial buildings only.
- * Many of the requirements for residential buildings are for older homes, but there is no requirement to perform suggested changes.

*Questions or Comments

